

GENERAL GUIDELINES

The following guidelines will be used by the City of Fremont in its evaluation and consideration of the proposed development and operation of a ballpark village (the “Ballpark Village Project”) proposed by the Oakland Athletics Baseball Company (collectively, with affiliated entities, the “A’s”) for the Pacific Commons area. These guidelines are not intended to be all-inclusive, but will be used to frame the negotiations and public review process for the Ballpark Village Project.

A. Financial and Business Guidelines

1. Any transaction with the A’s for the development of the Ballpark Village Project should be a prudent business deal, protect the interests of the taxpayer, and be of benefit to the Fremont community.
2. All impacts of the Ballpark Village Project such as public safety, traffic, public transit, and environmental, should be addressed by the project developer.
3. There should be no new taxes imposed on Fremont residents or businesses for the development and operation of the ballpark. The City may consider ballpark user and ballpark village fees, assessments, or surcharges.
4. There should be no future un-reimbursed General Fund financial obligations or liabilities (i.e., through bonds or other mechanisms) imposed on the City or its residents or businesses.
5. The City may work with the Redevelopment Agency to use resources for activities permitted under the Industrial Redevelopment Plan.
6. Any City investment in the Ballpark Village Project should be financially justified and offset by direct and indirect economic benefits, such as increased spending, increased tax revenues, increased employment opportunities, and other community benefits.
7. The City and the A’s should consider opportunities for public use of the ballpark when the ballpark is not in use by the A’s.
8. Any future baseball team and/or ballpark name should include “Fremont”. For example, “_____ A’s at Fremont” and “Cisco Field at Fremont.”
9. The City will not be responsible for construction costs (including cost overruns), operating costs, and repairs and maintenance of the ballpark.
10. The A’s should guarantee that the ballpark will be built and should make a long-term commitment to play its home schedule in Fremont. All vested rights to develop the Ballpark Village Project should be contingent upon construction of the ballpark and such long-term playing commitment.

B. Planning and Public Review Process

1. The ballpark should be a high quality, intimate, state-of-the art facility.
2. The siting, design and implementation of the Ballpark Village Project should a) promote a high quality, environmentally sustainable mix of appropriate uses that create a strong and positive sense of place, and b) foster a synergistic relationship with the existing surrounding development. Impacts on existing retailers and businesses in the surrounding area, including but not limited to, traffic and parking, should be reasonably addressed by the project developer.
3. The Ballpark Village Project should include alternative transportation to and from the site. Examples include connections to the Fremont BART Station and the new Warm Springs BART Station, train service stopping at a new transit/train station located at the western edge of Pacific Commons, additional bus service from AC Transit, and any other means of alternative transportation.
4. The City review process for the Ballpark Village Project will include a public process open to the community.
5. The Ballpark Village Project, including its design and any potential impacts on traffic, public transportation, parking, and other environmental issues, will be subject to City review and approval through its General Plan amendment, zoning, subdivision, and California Environmental Quality Act (CEQA) process.
6. The review and approval process for the Ballpark Village Project will be conducted in a manner consistent with City application and review standards applicable to other major development proposals in the City, including the requirement that the applicant pay the costs associated with the proposal.
7. The City should consider a mix of land uses, including residential, retail, office, and hotel, for the Ballpark Village Project.

C. Other

1. The City will cooperate and work with potential regional partners and stakeholders in the development of the Ballpark Village Project.
2. The City Manager will be responsible for negotiations consistent with these Guidelines as adopted by the City Council.
3. Negotiations between City staff and the A's over business terms will be conducted privately and confidentially, as is appropriate for the proposed transaction, and not in the media or in a public forum. Proposals resulting from the negotiations will be fully explored and reviewed in public by the City Council.